

**ATTACHMENT G**  
**AGENCY COMMENTS**



**SPOKANE VALLEY FIRE DEPARTMENT**

*Spokane County Fire District 1*

10319 EAST SPRAGUE AVE. • SPOKANE VALLEY, WA 99206-3676 • (509) 928-1700 • FAX (509) 892-4125

Mike Thompson  
Chief

August 2, 2006

Amanda Tainio  
City of Liberty Lake  
22710 E. Country Vista Blvd.  
Liberty Lake, WA 99019

RE: Liberty Lake View Estates

Dear Amanda:

The Spokane Valley Fire Department has the following requirements for Liberty Lake View Estates:

1. If gated community, provide Knox key switch at gate.
2. Provide fire hydrants every 600 feet on road.
3. Provide fire hydrants every 600 feet on driveway to lots 13 – 20.
4. Provide cul-de-sac at south end of High View Lane instead of hammerhead due to limited view and they tend to get full of cars and RVs.
5. Provide turnaround at end of driveways.
6. Design water system to be adequate for proposed home sizes. (Fire sprinklers provided give a 50 percent reduction in required fire flows.

Sincerely,

A handwritten signature in black ink that reads "Paul Chase".

Paul Chase  
Deputy Fire Marshal

JPC/pla

## Amanda Tainio

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**From:** Mary McDermott [marym@scapca.org]  
**Sent:** Monday, July 24, 2006 9:47 AM  
**To:** atainio@libertylakewa.gov  
**Subject:** General Comments

**Date:** July 24, 2006

**To:** Amanda Tainio, Associate Planner  
The City of Liberty Lake Planning & Community Development Department  
22710 E. Country Vista Blvd.  
Liberty Lake, WA 99019

**From:** Chuck Studer, Air Quality Engineer I

**RE:** SCAPCA REQUIREMENTS FOR:

File No. Unknown

Proponent / Project Name: Liberty Lake View Estates - 24 Lot Subdivision @ west of Liberty Lake Rd./Settler Dr

Request for Comments by August 2, 2006 @ 9:00 a.m.

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact SCAPCA at (509) 477-4727. Copies of SCAPCA regulations are available for purchase in our office or can be viewed and downloaded from <http://www.scapca.org>.

### Construction related requirements

- Dust emissions during demolition, construction and excavation projects must be controlled. This may require the use of water sprays, tarps, sprinklers, or suspension of activity during certain weather conditions.
- Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. If tracking or spills occur on paved surfaces, measures must be taken immediately to clean these surfaces.
- Debris generated as a result of this project must be disposed of by means other than burning.
- SCAPCA strongly recommends that all traveled surfaces (i.e. ingress, egress, parking areas, access roads, etc.) be paved and kept clean to minimize dust emissions.
- If objectionable odors result from this project, effective control apparatus and measures must be taken to reduce odors to a minimum.
- Special attention should be given to proper maintenance of diesel powered construction equipment to reduce the impact of diesel exhaust, a suspected carcinogen.

### Additional requirements

- A Notice of Construction and Application for Approval is required to be submitted and approved by SCAPCA prior to the construction, installation, or establishment of an air pollution source. This includes emergency generators rated at 500 hp (375 kW) or higher, natural gas heating equipment units rated at 4 MMBTU/hr or higher (input), and heating equipment units fired with other fuels (e.g. diesel) rated at 1 MMBTU/hr (input) or higher. Contact SCAPCA for a Notice of Construction application.
- A Notice of Intent must be submitted to SCAPCA prior to any demolition project or asbestos project. An asbestos survey must be done by an AHERA accredited building inspector prior to the demolition or renovation of buildings to determine if asbestos-containing material is present at the site. Contact SCAPCA for a Notice of Intent application.

7/26/2006



**SPOKANE COUNTY  
AIR POLLUTION  
CONTROL AUTHORITY**

WEST 1101 COLLEGE AVE, SUITE 403 • SPOKANE, WASHINGTON 99201 • (509) 477-4727 • FAX (509) 477-6828

Date: August 18, 2006

To: Amanda Tainio, Associate Planner

The City of Liberty Lake Planning & Community Development Department

22710 E. Country Vista Blvd.

Liberty Lake, WA 99019

From: Chuck Studer, Air Quality Engineer I

RE: SCAPCA REQUIREMENTS FOR:

File No. P-06-0001

Proponent / Project Name: Liberty Lake View Estates in the S. 1/2 of S. 15 and the N. 1/2 of S. 22, T. 25 N., R. 45 E., W.M.

☒ Request for Comments by August 30, 2006

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact SCAPCA at (509) 477-4727. Copies of SCAPCA regulations are available for purchase in our office or can be viewed and downloaded from <http://www.scapca.org>.

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**SPOKANE COUNTY  
AIR POLLUTION  
CONTROL AUTHORITY**

WEST 1161 COLLEGE AVE, SUITE 403 • SPOKANE, WASHINGTON 99201 • (509) 477-4727 • FAX (509) 477-6828

Date: **September 8, 2006**

To: **Amanda Tainio, Associate Planner**

**The City of Liberty Lake Planning & Community Development Department**

**22710 E. Country Vista Blvd.**

**Liberty Lake, WA 99019**

From: **Chuck Studer, Air Quality Engineer I**

RE: **SCAPCA REQUIREMENTS FOR:**

File No. **Unknown**

Proponent / Project Name: **Liberty Lake View Estates - 24 lot subdivision - West of Liberty Lake Road/Settler Dr.**

☒ Comments on Technical Review Meeting on **September 12, 2006 @ 9:00 a.m.**

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact SCAPCA at (509) 477-4727. Copies of SCAPCA regulations are available for purchase in our office or can be viewed and downloaded from <http://www.scapca.org>.

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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

August 29, 2006

Ms. Amanda Tainio  
Associate Planner  
Planning and Community Development Department  
22710 E. Country Vista Blvd.  
Liberty Lake, WA 99019

Dear Ms. Tainio:

Thank you for the opportunity to comment on the Notice of Application regarding Liberty Lake View Estates, File #P-06-0001 (Proponent – Rudeen Development, LLC). The Department of Ecology has reviewed the documents and has the following comments:

Water Quality Program

Proper erosion and sediment control practices must be used on the construction site and adjacent areas to prevent upland sediments from entering surface water. Local stormwater ordinances will provide specific requirements. Also refer to the Stormwater Management Manual for Eastern Washington ([http://www.ecy.wa.gov/programs/wq/stormwater/eastern\\_manual/manual.html](http://www.ecy.wa.gov/programs/wq/stormwater/eastern_manual/manual.html)). All ground disturbed by construction activities must be stabilized. When appropriate, use native vegetation typical of the site.

All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table. Contact the UIC staff at UIC Program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, (360) 407-6143 or go to [http://www.ecy.wa.gov/programs/wq/grndwtr/uic/registration/reg\\_info.html](http://www.ecy.wa.gov/programs/wq/grndwtr/uic/registration/reg_info.html) for registration forms and further information.

Stormwater runoff may contain increased levels of grease, oils, sediment, and other debris. Stormwater Best Management Practices (BMPs) should be installed and maintained so that any discharge will be appropriately treated to remove these substances.



Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

Routine inspections and maintenance of all erosion and sediment control Best Management practices (BMPs) are recommended both during and after development of the site.

A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters. Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

During construction, all release of oils, hydraulic fluids, fuels, and other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site. If the contractor does not know how to properly clean up a spill or wishes to check on approval of a clean up technique, please feel free to call the Department of Ecology 24-Hour Spill Response Program at (509) 329-3400 any time of day or night.

On-site septic tank and drainfield systems are designed to treat and dispose of domestic wastewater or its equivalent only. Commercial and industrial operations discharging wastes other than domestic wastewater to on-site systems may result in ground water contamination and could cause the facility owner or operator to incur severe liabilities.

The operator of a construction site which disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.

Owners of sites where less than one acre of total land area will be disturbed must also apply if the construction activity is part of a larger plan of development or sale in which more than one acre will eventually be disturbed. Discharge of stormwater from such sites



without a permit is illegal and subject to enforcement action by the Department of Ecology.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction>; or by contacting the Water Quality program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600; (360) 407-6401.

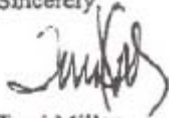
#### Solid Waste Program

It is preferable to leave the existing vegetation undisturbed for both aesthetic and practical reasons. However, if it must be removed the applicant is encouraged to dispose of it at a compost facility or replant it elsewhere.

Landscaping should incorporate waste prevention measures and the use of organic materials. Water needs are reduced by use of drought tolerant plantings, compost material, mulch, and drip irrigation. Pesticide and herbicide use is eliminated or reduced by use of pest resistant and native plantings. Compost is also an effective soil amendment. Chipped woody debris can be used to mulch ornamental beds, suppress weeds, retain moisture, control erosion, and provide a base for pathways. We also recommend using organic debris generated on-site if possible for landscaping.

We encourage the applicant to use construction products containing recycled and non-toxic materials whenever possible, to reuse and recycle all leftover construction materials, and reduce waste generated and practice "Green Building" principals in all aspects of the project. Recycling construction debris is typically less expensive than disposal. Please contact Allison Gray at (509)329-3448 or [agra461@ecy.wa.gov](mailto:agra461@ecy.wa.gov) for assistance.

Sincerely,



Terri Miller  
SEPA Coordinator  
Department of Ecology  
Eastern Regional Office  
4601 N. Monroe Street  
Spokane, WA 99205-1295  
Phone: (509)329-3550  
Email: [temi61@ecy.wa.gov](mailto:temi61@ecy.wa.gov)

E06-595; 2006-6951





22510 East Mission Avenue • Liberty Lake, WA 99019  
(509) 922-5443 District Office • (509) 926-6123 Treatment Facility • (509) 926-7691 FAX

July 5, 2006

City of Liberty Lake  
Planning and Community Development  
22710 E. Country Vista Drive  
Liberty Lake, WA 99019

Re: Liberty Lake View Estates

Att: Doug Smith

Dear Doug,

The owners of the proposed preliminary plat, Liberty Lake View Estates, have requested a letter on the availability of water and sewer for this development. As of this date, water and sewer are available for this development by the District.

For additional information, please contact me at 922-9016.

Sincerely,

A handwritten signature in blue ink, appearing to read "F. Lee Mellish", is written over the typed name and title.

F. Lee Mellish  
Manager

Tom Agnew  
President

Harley Halverson  
Secretary

Frank L. Boyle  
Commissioner

**WELCH COMER**  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS

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WASHINGTON  
P.O. Box 861  
Liberty Lake, WA 99019  
509-255-6000  
Fax 509-255-8009

Toll free  
1-877-815-5672

E-mail  
wc@welchcomer.com

September 18, 2006

Amanda Tainio  
City of Liberty Lake  
22710 E. Country Vista Drive  
Liberty Lake, WA 99019

Re: Preliminary Plat for Liberty Lake View Estates dated 9/12/06

Dear Amanda:

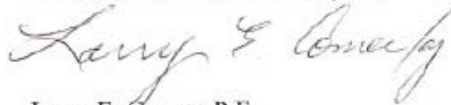
I have reviewed the preliminary plat for Liberty Lake View Estates and have the following comments. Due to the difficult terrain encompassed by the project, the sponsor must demonstrate feasibility of the project prior to our final review of the preliminary plat.

We request the sponsor supply the following additional information:

- (1) Show proposed roadway profiles.
- (2) Show proposed intersection profiles including landings, and the site distance for the intersection with Liberty Lake Road.
- (3) Provide a list for any variances proposed by the sponsor from the Spokane County Roadway Standards.
- (4) Provide proposed method of managing and treating stormwater from the site including treatment areas, and locations, and conceptual grading.

Once we have received the additional information, we will continue the review of the plat.

Sincerely,  
Welch Comer & Associates, Inc.



Larry E. Comer, P.E.  
Liberty Lake City Engineer

LEC/aj

CC: Doug Smith



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lcomer@welchcomer.com